

GREAT CANFIELD PARISH COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE PARISH COUNCIL
 held in the Village Hall Monday 10th December 2018

Present: Cllrs, Ginny Barlow, Chris Easter, Stuart Hepburn, Jenny Jewell, Michael Knight, Robert Mackley (Chairman), Declan Tiernan and the Clerk Allison Ward

1 member of the public (*leaving after agenda item 3*)

1. APOLOGIES FOR ABSENCE – None.
2. DECLARATION OF INTERESTS FOR THIS MEETING – None.
3. PUBLIC FORUM

A resident addressed the Parish Council with a request that the Parish Council considers objecting to the two planning applications for new dwellings along Canfield Drive. The resident outlined their reasons for objection with the primary reason being over development of the sites at unsustainable locations. The increase use of the private lane is also a concern and should these properties be permitted it would add further pressure to this single track access. Emphasis was made to Uttlesfords long standing stance not to allow development south of the Fritch Way in order to protect the countryside.

1 resident leaves the meeting

4. The MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 12th November 2018, were proposed by Cllr Mackley as a true and correct record, this was seconded by Cllr Easter with all in agreement; the Chairman signed the minutes.
5. COUNTY AND DISTRICT CLLRS REPORT - District Cllr Keith Artus sent his apologies to the meeting.
6. PROGRESS UPDATE – Nothing to report
7. CORRESPONDENCE TO NOTE
 - 7.1. A resident asked if it would be possible to put Christmas lights on the Peace Oak. The majority of Cllrs supported the suggestion, on the assumption the Parish Council is giving permission only and not taking responsibility for placing and managing the lights. The resident was asked to ensure neighbouring residents supported the request.
 - 7.2. Essex County Council has launched a public consultation on Essex Future Library Services Strategy (2019-2024), the consultation is open from 29 November 2018 – 20 February 2019.
 - 7.3. An email from the Braintree and Uttlesford Local Policing Team has confirmed the contact details for the two PC's and one PCSO who are responsible for covering the south of Uttlesford including Great Canfield.
 - 7.4. Uttlesford have confirmed arrangements for the Christmas waste collections. There will be no collections during Christmas week, for the week commencing 1 January collections for this week will be one day late.
 - 7.5. Superfast Essex has issued an update on the Gigaclear rollout, which applies to some properties in Great Canfield who are covered by this part of the programme. There are delays in delivery of the fibre infrastructure primarily due to the complexity of the network build coupled with resourcing challenges resulting from Gigaclear's rapid growth. Revised estimates for Great Canfield are now between September 2019 and February 2020.

Signed
 Robert Mackley (Chairman Parish Council)

8. PLANNING

8.1. Applications

Application No	UTT/18/2993/FUL
Development	Demolition of existing garage to Mayrose House, construction of driveway and erection of 2 no. dwellings and 2 no. car lodges.
Location	Mayrose House, Canfield Drive

Cllr Mackley proposed that the Parish Council objects to this application as it is of the view it is contrary to Local Plan policy S7 and NPPF as it would introduce a build form which would change the character of this rural lane; the Parish Council disputes the applicants statement that this development is infill. Furthermore, the Parish Council objects to the additional vehicle movement that would be generated and the subsequent safety impact on the junction with Canfield Road, contrary to policy GEN2. This objection was seconded by Cllr Barlow with all in agreement.

Application No	UTT/18/3015/OP
Development	Outline application with all matters reserved except for access for the demolition of existing garage and the erection of 2 no. Dwellings
Location	Land Adj Ashfields Farm Cottages Cuckoo Lane

The Clerk was asked to make clear in the Parish Councils response that the block plan which forms part of this application does not accurately reflect the development that has taken place around the application site in recent years, this is important in understanding the complete picture and in considering the impact of further development. Cllr Barlow went on to propose that the Parish Council objects to this application which in its view is contrary to Local Plan policy S7 and does not meet the sustainability requirements of the NPPF or GEN1 given its total reliability on a car to access all services. A new dwelling in this location would contribute to the over development of the curtilage surrounding the listed building Ashfields Farmhouse and introduce a build form which is not in keeping with the surrounding properties. The Parish Council is concerned with the removal of mature trees and vegetation that would be required to develop this site and provide the new access and parking area, contrary to policy ENV8. It would ask that further information is supplied on the landscaping required before any decisions are made. This objection was seconded by Cllr Jewell with all in agreement.

Application No	UTT/18/3185/FU
Development	Erection of 1 no. Dwelling and detached garage
Location	Land Between Runnels Hey and Silverthorn, Canfield Drive

The Clerk was asked to make clear in the Parish Councils response the inaccuracies in the applicant's statements, particularly in respect to the sites location, the adjacent ancient woodland and its isolated position at the far end of a private lane. The Clerk was also asked to point out that the site has recently been cleared of vegetation. Cllr Knight proposed that the Parish Council objects to this application which in its view is contrary to Local Plan policy S7 and no information is given to explain why development needs to take place. The site does not meet the sustainability requirements of the NPPF given its isolated position and considerable distances from any local services. The impact of development in such close proximity to the ancient woodland would have a detrimental impact on the surroundings. This was seconded by Cllr Tiernan with all in agreement.

Application No	UTT/18/3276/FUL
Development	Erection of 1 no. Dwelling (relocation of dwelling approved under planning consent reference UTT/17/0301/FUL).
Location	Barbary Cottage

In recent years there have been a number of applications relating to this site and permission exists for the erection of a new dwelling on the site of current agricultural buildings. The Parish Council is unclear as the applicant does not suggest the already approved new dwelling will not be built. If the original planning

permission is not revoked this latest application must be considered as a second new dwelling in addition to that already approved. The Parish Council is concerned this series of applications is an attempt to gain permission for a dwelling on a site currently with no outbuildings that may not have been given planning permission if submitted as the primary application. Cllr Barlow proposed that the Parish Council objects to a second new dwelling at this site which in its view is contrary to Uttlesford Local Plan S7. The Parish Council is of the view sustainability of the new dwelling is relevant to this application as it is no longer about the re-use of an agricultural building. Contrary to NPPF, this site cannot be considered sustainable given its isolated location and total dependence on private vehicles to access all services. This was seconded by Cllr Knight with all in agreement.

At the conclusion of the discussions on the above new dwellings the Clerk was asked to write to Uttlesford District Council. The applications are assigned to three different Planning Officers, the Parish Council seeks reassurance that someone at Uttlesford is considering the 'whole picture' and the impact that not only each development would have on the village but also their collective impact.

Application No	UTT/18/3350/HHF
Development	Erection of first floor side extension
Location	The Old Post House, Green Street

Cllr Mackley proposed that the Parish Council has no comment on this application, this was seconded by Cllr Easter with all in agreement.

8.2. Decisions

Application No	UTT/18/1516/OP
Development	Outline application with all matters reserved except for access for the demolition of existing outbuildings and the erection of 5 no. dwellings
Location	Land at Sandhurst, Great Canfield Road
Decision	Refused

Application No	UTT/18/2683/HHF & UTT/18/2684/LB
Development	Erection of one and a half storey extension
Location	Grooms Cottage, Cuckoo Lane
Decision	Refused

8.3 Uttlesford made a decision to approve the increase in passenger numbers at Stansted. At this stage the Secretary of State has asked Uttlesford not to issue a decision notice until he has had a chance to consider.

8.4 Cllr Barlow attended a meeting at Uttlesford for Parish Councils on planning and enforcement matters, the meeting had a forum for small Parish Councils to raise their own issues. Cllr Barlow circulated notes from the meeting to the Parish Council.

9. GLADMAN APPEAL

During the month, Cllr Barlow, Cllr Jewell and the Clerk have met and attended three meetings with Takeley Parish Council, one of which was attended by District Cllrs and Hatfield Broad Oak Parish Council. There have been further conversations with Uttlesford's appointed planning consultant, Parish Council planning and highway consultants and others. A number of actions are being followed up to gain further information to prepare the Parish Councils case.

In conclusion Takeley Parish Council have agreed to take out joint Rule 6 status with Great Canfield Parish Council and Great Canfield Parish Council will take the lead in liaising with parties. In order to manage costs, it has been agreed that the Parish Councils will prepare their own Statement of Case which will be shared with the Parish Council's Highways consultant before submission and agreed by all Parish Councils. Hatfield Broad Oak Parish Council has indicated its intentions to support Takeley and Great Canfield Parish Councils and will

consider if a financial contribution can be made to assist at their meeting later in December. Costs for Rule 6 parties continue to be estimated in the region of £15k for the consultants and barrister.

Further to the decision at the November meeting, Cllr Mackley proposed that given the level of support from adjoining Parish Councils that Great Canfield Parish Council takes our Joint Rule 6 status with Takeley Parish Council, this was seconded by Cllr Barlow with all in agreement. The Clerk circulated a draft Rule 6 application letter which will be submitted once approved by all parties. Following the submission of the application the Planning Inspector will validate and if accepted the Parish Councils have 30 days to prepare and submit their Statement of Case.

10. REPRESENTATIVES REPORTS

10.1 Footpaths, Byways, Bridleways and Greens – Nothing to report

10.2 Highways – Cllr Easter attended an Essex County Council Highways devolution meeting. The meeting was for Parish Councils interested in being part of a trial whereby they would take responsibility for verge cutting, PROW maintenance including footbridges, fingerposts, etc. The meeting proposed that a grant would be paid by Essex Highways to allow Parish Councils to carry out the works and for a small Parish Council this was proposed at £500 per annum. A number of Parish Councils at the meeting raised their objection to the level of funding and suggested the work could not be done for this value. Since the meeting Essex Highways has revised this level to £1,000. The Clerk was asked to write to Essex Highways confirming it is not possible to cut the verges in the parish for this value and that it could not take part in a trial where the funding was insufficient to cover the work. Great Canfield Parish Council remains committed to taking responsibility for Essex Highways services, however only when the level of funding is sufficient. The Clerk was asked to invite Essex Highways to discuss further and how any proposed scheme might work for small Parish Councils.

10.3 Crime Prevention/Neighbourhood Watch – Nothing to report.

10.4 Tree Warden – Nothing to report.

11. FINANCE

11.1 Cllr Mackley proposed the following payments be authorised, this was seconded by Cllr Easter with all in agreement.

<i>PAYMENT TO</i>	<i>VALUE</i>
Allison Ward - Parish Clerk November 2018	£180.19
Canfield Community – Hall Hire Oct, Nov and Dec	£81.00

12. ITEMS FOR THE NEXT AGENDA – Budget and precept for 2019/20.

13. DATE OF NEXT MEETING Monday 14th January 2019 at Great Canfield Village Hall at 8pm.

TIME AND CLOSE OF MEETING 9.40pm